

**ZB# 00-42**

**Gail Lehman**

**73-2-14**

Prelim.

August 14, 2000.

Public Hearing:

Sept. 11, 2000.

Area Variances

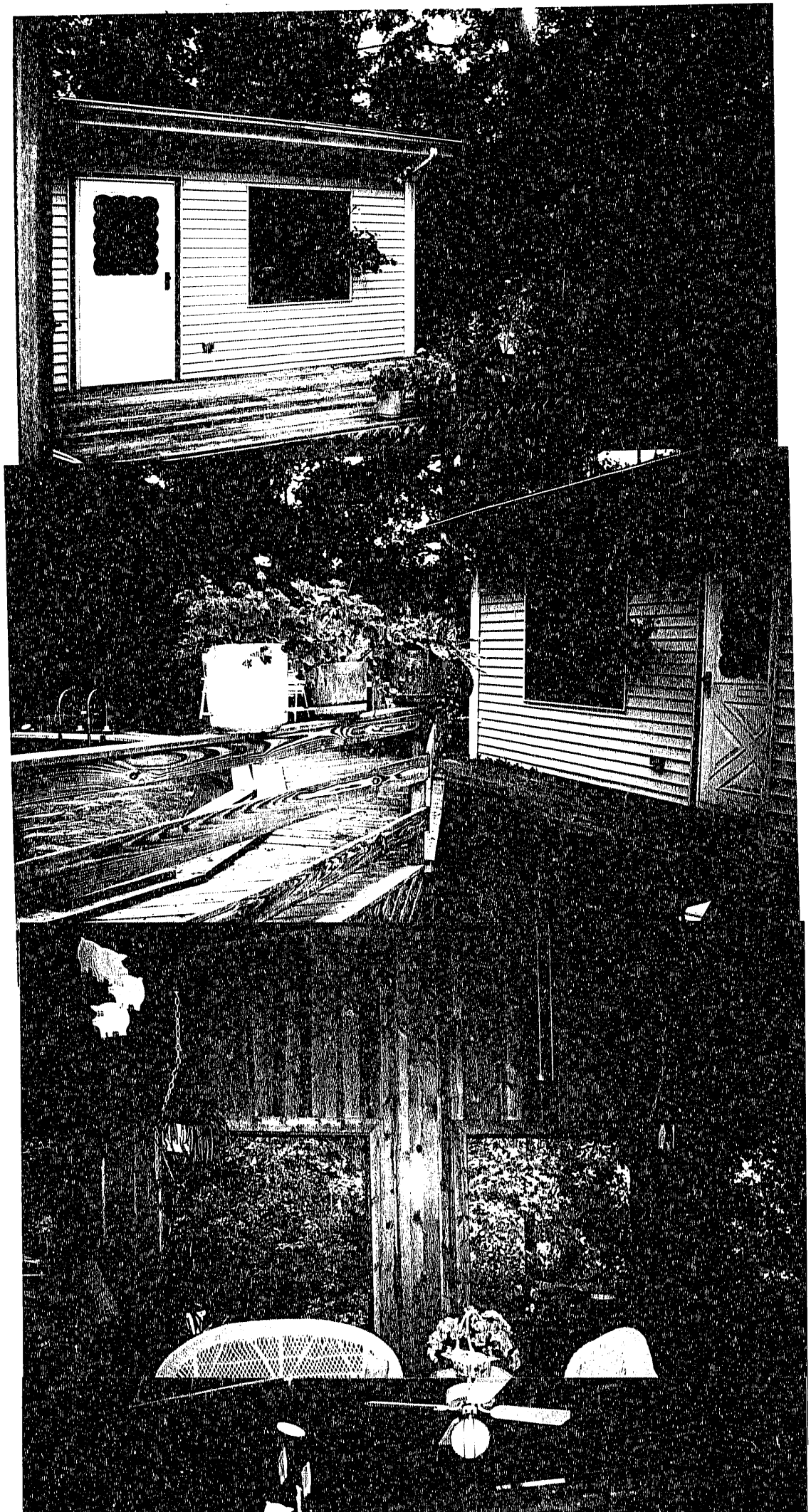
Granted

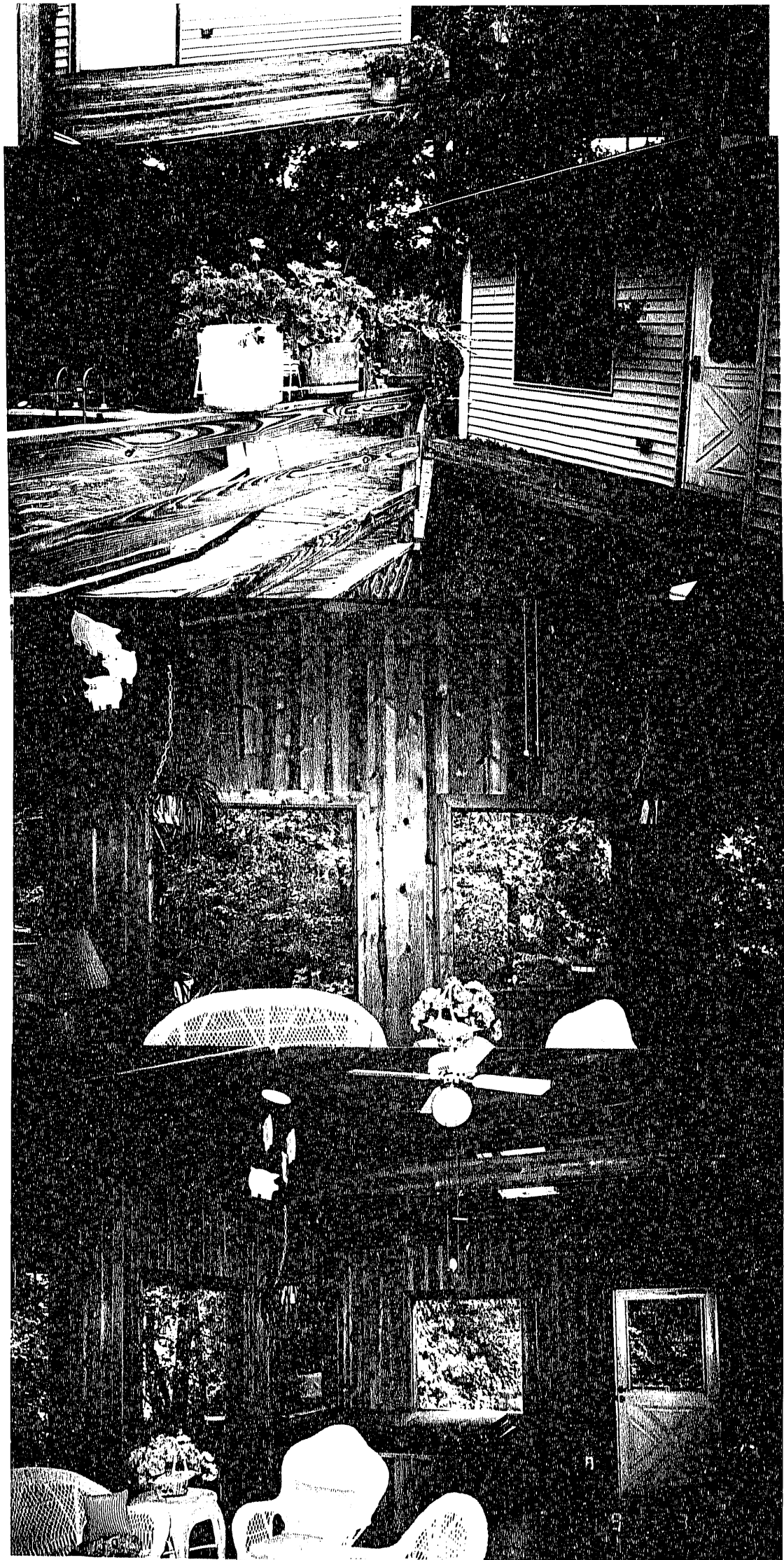
Refund \$ 207.50

#00-42

Lehman, Gail

Area  
73-2-14.





Gail Lehman  
340 Nina Street  
New Windsor, NY 12553  
914-562-2590

Date 8/28/00

2289

50-7879/2219  
1258

Pay to the  
order of

Town of New Windsor  
Three hundred and no/100

\$ 300.00

Dollars

To:



HUDSON HERITAGE FEDERAL CREDIT UNION 2219  
Newburgh, New York 12550

For

ZBA

Gail Lehman

⑆22197879⑆⑆12580163780067⑆2289

© Clarke American

RECYCLED PAPER

FLORAL FANTASY™ WDF

Gail Lehman  
340 Nina Street  
New Windsor, NY 12553  
914-562-2590

Date 8/28/00

2288

50-7879/2219  
1258

Pay to the  
order of

Town of New Windsor  
Fifty and no/100

\$ 50.00

Dollars

To:



HUDSON HERITAGE FEDERAL CREDIT UNION 2219  
Newburgh, New York 12550

For

ZBA

Gail Lehman

⑆22197879⑆⑆12580163780067⑆2288

© Clarke American

RECYCLED PAPER

FLORAL FANTASY™ WDF

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(914) 563-4611

**RECEIPT**  
**#669-2000**

08/28/2000

Lehman, Gail #00-42

Received \$ 50.00 for Zoning Board Fees, on 08/28/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Dorothy H. Hansen  
Town Clerk

APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: lehman, Gail

FILE# 00-42.

RESIDENTIAL: \$50.00  
INTERPRETATION: \$150.00

COMMERCIAL: \$150.00

AREA X

USE     

APPLICATION FOR VARIANCE FEE ..... \$ 50.00

\*

\*

\*

ESCROW DEPOSIT FOR CONSULTANT FEES ..... \$ 300.00

DISBURSEMENTS:

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING-PER PAGE 8/14/00-3 \$ 13.50

2ND PRELIMINARY- PER PAGE 9/11/00-2 \$ 9.00

3RD PRELIMINARY- PER PAGE ..... \$     

PUBLIC HEARING - PER PAGE ..... \$     

PUBLIC HEARING (CONT'D) PER PAGE ..... \$     

TOTAL ..... \$ 22.50

ATTORNEY'S FEES: \$35.00 PER MEETING

PRELIM. MEETING: 8/14/00 ..... \$ 35.00

2ND PRELIM. 9/11/00 ..... \$ 35.00

3RD PRELIM. .... \$     

PUBLIC HEARING. .... \$     

PUBLIC HEARING (CONT'D) ..... \$     

TOTAL ..... \$ 70.00

MISC. CHARGES:

..... \$     

TOTAL ..... \$ 92.50

LESS ESCROW DEPOSIT ..... \$ 300.00

(ADDL. CHARGES DUE) ..... \$     

REFUND DUE TO APPLICANT .. \$ 207.50

*Paid Ck # 2288  
8/28/00  
paid Ck # 2289  
8/28/00*

In the Matter of the Application of

**GAIL LEHMAN**

**MEMORANDUM OF  
DECISION GRANTING  
AREA VARIANCES**

#00-42.

**WHEREAS, GAIL LEHMAN**, residing at 340 Nina Street, New Windsor, New York 12553, has made application before the Zoning Board of Appeals for rear yard variances: (1) 16 ft. for existing deck; (2) 16 ft. for pool deck, and (3) 7 ft. for spa room at above address in an R-4 zone; and

**WHEREAS**, a public hearing was held on the 11<sup>th</sup> day of September, 2000 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

**WHEREAS**, Applicant appeared on behalf of this Application; and

**WHEREAS**, there no spectators appearing at the public hearing; and

**WHEREAS**, no one spoke in opposition to this Application; and

**WHEREAS**, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

**WHEREAS**, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and in The Sentinel, also as required by law.

2. The evidence presented by the Applicant showed that:

(a) The property is a residential property consisting of a one-family home located in a neighborhood containing one-family homes.

(b) The existing pool deck, rear deck and spa room are designed to promote water drainage and to not create any ponding or collection of water.

(c) The decks and spa room are not constructed on top of any water or sewer easements.



(d) The decks and spa room are not constructed on top of any well or septic system.

(e) The decks and spa room have been in existence for approximately 12 years.

(f) The house is so situated that without the existing rear deck it would be difficult to access the back of the house.

**WHEREAS**, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variances will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.

2. There is no other feasible method available to the Applicant which can produce the benefits sought.

3. The variances requested are substantial in relation to the Town regulations but nevertheless are warranted for the reasons listed above.

4. The requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.

5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed.

6. The benefit to the Applicant, if the requested variances are granted, outweigh the detriment to the health, safety and welfare of the neighborhood or community.

7. The requested variances are appropriate and are the minimum variances necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

8. The interests of justice will be served by allowing the granting of the requested area variances.

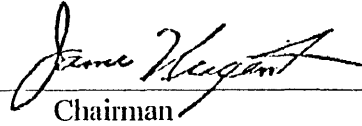
**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Zoning Board of Appeals of the Town of New Windsor GRANT the following rear yard variances: (1) 16 ft. deck, (2) 16 ft. pool deck, and (3) 7 ft. spa room at the above residence, in an R-4 zone as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

**BE IT FURTHER**

**RESOLVED**, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: November 13, 2000.

  
Chairman

Date 9/13/00, 19.....

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

TO Frances Roth DR.  
168 N. Drury Lane  
Newburgh, N.Y. 12550

DATE			CLAIMED	ALLOWED
9/11/00		Zoning Board Mtg	75.00	
		Misc 1		
		Sleazy - 3		
		Sandcastle - 2		
		Calvet - 4		
		Evans - 4		
		Moore - 3		
		Hmsinger - 3		
		Kelly - 3		
		Pearson - 2		
		Schlesinger - 8		
		Lehman - 2	157.50	
		35 9.00	<u>232.50</u>	

LEHMAN, GAIL

Ms. Gail Lehman appeared before the Board for this proposal.

MR. TORLEY: Request for the following rear yard variances for existing structures: (1) 7 foot for spa room, (2) 16 foot for pool deck, and (3) 16 foot for deck at 340 Nina Street in an R-4 zone.

MS. LEHMAN: Hi, I'm Gail Lehman. I'm in the process of selling my home -- obviously, this is my agent -- due to inability not to be able to pay taxes and keep up repairs. And in the process of selling the home, I realized that some things were not done properly years ago. I went into a divorce six years ago and now find out that things were not done right. I guess the spa room and the decks are not far enough from the property lines.

MR. KANE: How long has the deck existing?

MS. LEHMAN: About 12, 13 years. I have the survey which I brought to the meeting on Friday.

MR. KANE: Is the pool deck separate from the other deck?

MS. LEHMAN: They all attach.

MR. KANE: They all attach. Is it required that we need both separate on this?

MR. BABCOCK: Yeah. Because when they're attached, the setbacks become --

MR. KANE: -- different on both ends.

MR. BABCOCK: Exactly.

MR. REIS: Gail, have you had any problems with your neighbors?

MS. LEHMAN: No.

MR. REIS: No complaints?

MS. LEHMAN: No.

MR. TORLEY: Spa room?

MS. LEHMAN: Basically, a screened in porch that happens to have a spa in there. It's on the back of the house.

MR. REIS: Michael, in regard to the spa room, do you know if the necessary C.O.s are in place for this?

MR. BABCOCK: No, they're not. That's why she's here. Most of this stuff was built either without building permits and with building permits and they didn't close them out.

MR. REIS: Besides the variances for the side and rear yard variances, I mean just for the structures. I mean, like the pool, the spa, the deck.

MR. BABCOCK: We were out there. She could probably tell you, I really don't have the report here. We went out. As a matter of fact, I told her, Let us go out and look at the stuff, make sure that we're not going to have a problem and tell you to tear it down. We don't want you to go through this stuff if it's in bad shape.

MS. LEHMAN: They're coming tomorrow morning.

MR. REIS: That's why I bring it up.

MR. BABCOCK: She's hired a contractor to fix whatever problems were.

MR. TORLEY: Are these all rear yard, rear and side yard?

MS. LEHMAN: It's all rear. I guess part of it might be side.

MR. KANE: Can I see it?

MR. TORLEY: Mike, do you know if why we need a separate one for the --

MR. KANE: I think it's rear.

MR. TORLEY: Yes, I think it's all rear. It looks like the side --

MR. KANE: Yeah, but the uniqueness of the lot I think the sides and those angle on the top constitute the rear. I would say they're both rear.

MR. REIS: Mr. Chairman, accept a motion?

MR. TORLEY: Yes.

MR. REIS: I make a motion that we set up Gail Lehman for the required necessary variances.

MR. KANE: Second the motion.

ROLL CALL

MR. McDONALD	AYE
MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE

MR. TORLEY: This is a preliminary meeting so we get some idea what's going on so no one gets surprised at the public hearing. All our activity is governed by public hearings.

MR. KRIEGER: If you would take this sheet with you. Those are the criteria on which the zoning board must decide by state law. So if you would address yourself to those criteria, that would be helpful.

MS. LEHMAN: You want me to do this right now?

MR. REIS: No, not right now.

MR. TORLEY: No, you have to mail out letters and --

MS. LEHMAN: And then it will be decided --

MR. TORLEY: You have to get the material back to Pat.

MS. BARNHART: Just read what that says on the procedure.



Date 7/13/00, 19.....

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

TO Frances Roth  
168 N. Drury Lane DR.  
Newburgh, N.Y. 12550

DATE			CLAIMED	ALLOWED
8/14/00	Zoning Board Mtg,		75.00	
	Misc - 2			
	Lozio - 2	Ferguson - 3		
	Marulanda - 5			
	Dunkin Donuts - 3			
	Lehman - 3	13.50		
	Schlesinger - 3			
	Panella - 3			
	Pearson - 3			
	Cutro - 1			
	Young - 3			
	Pays Inn - 3			
	Czepiel - 2		175.50	
	Lahey - 3	39	250.50	



LEHMAN, GAIL

MR. TORLEY: Request for rear yard variances: 16 ft. for rear deck, 16 ft. for pool deck and 7 ft. for spa room located at 340 Nina Street in an R-4 zone.

Ms. Gail Lehman appeared before the board for this proposal.

MR. TORLEY: Being no one left in the audience to discuss this matter, we'll open and close the public hearing. Proceed.

MS. CORSETTI: We had sent out 60 notices to adjacent property owners on August 28 and to this date, no one's applied.

MR. TORLEY: Tell us what you want to do.

MS. LEHMAN: I need a variance on the property for the decks and the addition that was put on the house about 12 years ago.

MR. KRIEGER: Have you had any complaints about the decks or addition since then?

MS. LEHMAN: None.

MR. KRIEGER: Are there any complaints on file?

MR. BABCOCK: No.

MR. KRIEGER: Are any of the additions built over the top of any water or sewer system?

MS. LEHMAN: No.

MR. KRIEGER: Water or sewer, septic system, well?

MS. LEHMAN: No, no.

MR. KRIEGER: Doesn't cause the ponding or collection of water or alter the drainage of water in any way?

MS. LEHMAN: No.

MR. TORLEY: It would be an economic hardship for you to so modify the structures to meet the code?

MS. LEHMAN: Yes, it would.

MR. TORLEY: If you were to remove one of the decks, would it create a safety hazard of ingress egress from your house?

MS. LEHMAN: Yes.

MR. KRIEGER: Somebody would fall down leaving the house?

MS. LEHMAN: Yes.

MR. KRIEGER: Are they similar to other pools and decks in other houses in the neighborhood, not identical, similar?

MS. LEHMAN: Yes.

MR. TORLEY: Requested variances are of a relatively modest request.

MR. MC DONALD: Make a motion we grant the variance as requested.

MR. REIS: Second it.

ROLL CALL

MR. MC DONALD	AYE
MR. REIS	AYE
MR. NUGENT	AYE
MR. TORLEY	AYE

FINAL DECISIONS:

1. BILA/BURGER KING
2. MARCANO
3. REYNOLDS
4. SCHWARTZ
5. FOX

MR. MC DONALD: I move we accept the formal decisions.

MR. REIS: Second it.

ROLL CALL

MR. MC DONALD	AYE
MR. REIS	AYE
MR. NUGENT	AYE
MR. TORLEY	AYE

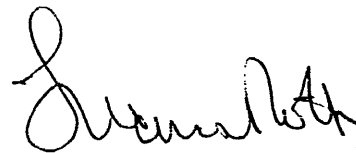
MR. REIS: Motion to adjourn.

MR. MC DONALD: Second it.

ROLL CALL

MR. MC DONALD	AYE
MR. REIS	AYE
MR. NUGENT	AYE
MR. TORLEY	AYE

Respectfully Submitted By:



9/13/00

Frances Roth  
Stenographer

1

**OFFICE OF THE BUILDING INSPECTOR  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK**

**COPY**

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (914) 563-4630 TO  
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: 8/11/00

APPLICANT: Gail Lehman  
340 Nina Street  
New Windsor, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE:

FOR : Existing rear deck


LOCATED AT: 340 Nina Street

ZONE: R-4 SEC/BLK/LOT: 73-2-14

DESCRIPTION OF EXISTING SITE: Existing one family house

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Existing attached rear deck does not meet minimum rear yard set-back of 40ft.

  
BUILDING INSPECTOR

PERMITTED

PROPOSED OR  
AVAILABLE:

VARIANCE  
REQUEST:

ZONE: 40ft    USE: G-8

MIN. LOT AREA:

MIN LOT WIDTH:

REQ=D.. FRONT YD:

REQ=D. SIDE YD:

REQD. TOTAL SIDE YD:

REQ=D REAR YD:

24ft

16ft

REQ=D FRONTAGE:

MAX. BLDG. HT.:

FLOOR AREA RATIO:

MIN. LIVABLE AREA:

DEV. COVERAGE:

cc: Z.B.A., APPLICANT, FILE ,W/ ATTACHED MAP

COPIES

3045 sq ft footage & drawing  
King around room

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS  
IMPORTANT

YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it is not approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:

Building Permit #: 713-2000

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS  
REQUIRED BEFORE PERMIT WILL BE ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises

Gail Lehman

Address

340 Nina St. New Windsor

Phone

562-2590

Mailing Address

Name of Architect

Address

Phone

Name of Contractor

Address

Phone

State whether applicant is owner, lessee, agent, architect, engineer or builder

If applicant is a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

1. On what street is property located? On the East side of Nina St.  
(N, S, E or W)  
and \_\_\_\_\_ feet from the intersection of \_\_\_\_\_

2. Zone or use district in which premises are situated \_\_\_\_\_ Is property a flood zone? Y \_\_\_\_\_ N \_\_\_\_\_

3. Tax Map Description: Section 73 Block 2 Lot 14

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy \_\_\_\_\_ b. Intended use and occupancy \_\_\_\_\_

5. Nature of work (check if applicable) New Bldg ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☐ Other ☒

6. Is this a corner lot? \_\_\_\_\_

7. Dimensions of entire new construction. Front \_\_\_\_\_ Rear \_\_\_\_\_ Depth \_\_\_\_\_ Height \_\_\_\_\_ No. of stories \_\_\_\_\_

8. If dwelling, number of dwelling units: \_\_\_\_\_ Number of dwelling units on each floor \_\_\_\_\_

Number of bedrooms \_\_\_\_\_ Baths \_\_\_\_\_ Toilets \_\_\_\_\_ Heating Plant: Gas \_\_\_\_\_ Oil \_\_\_\_\_

Electric/Hot Air \_\_\_\_\_ Hot Water \_\_\_\_\_ If Garage, number of cars \_\_\_\_\_

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use \_\_\_\_\_

10. Estimated cost \_\_\_\_\_

Fee

50.00

**PAID**

Existing  
304 sqft Deck

APPLICATION FOR BUILDING PERMIT  
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK  
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock  
Asst. Inspectors: Frank Lisi & Louis Krychear  
New Windsor Town Hall  
555 Union Avenue  
New Windsor, New York 12553  
(914) 563-4618  
(914) 563-4693, FAX

Bldg Insp Exam  
Fire Insp Exam  
Approve  
Disapproved  
Permit No.

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

(Signature of Applicant)

(Address of Applicant)

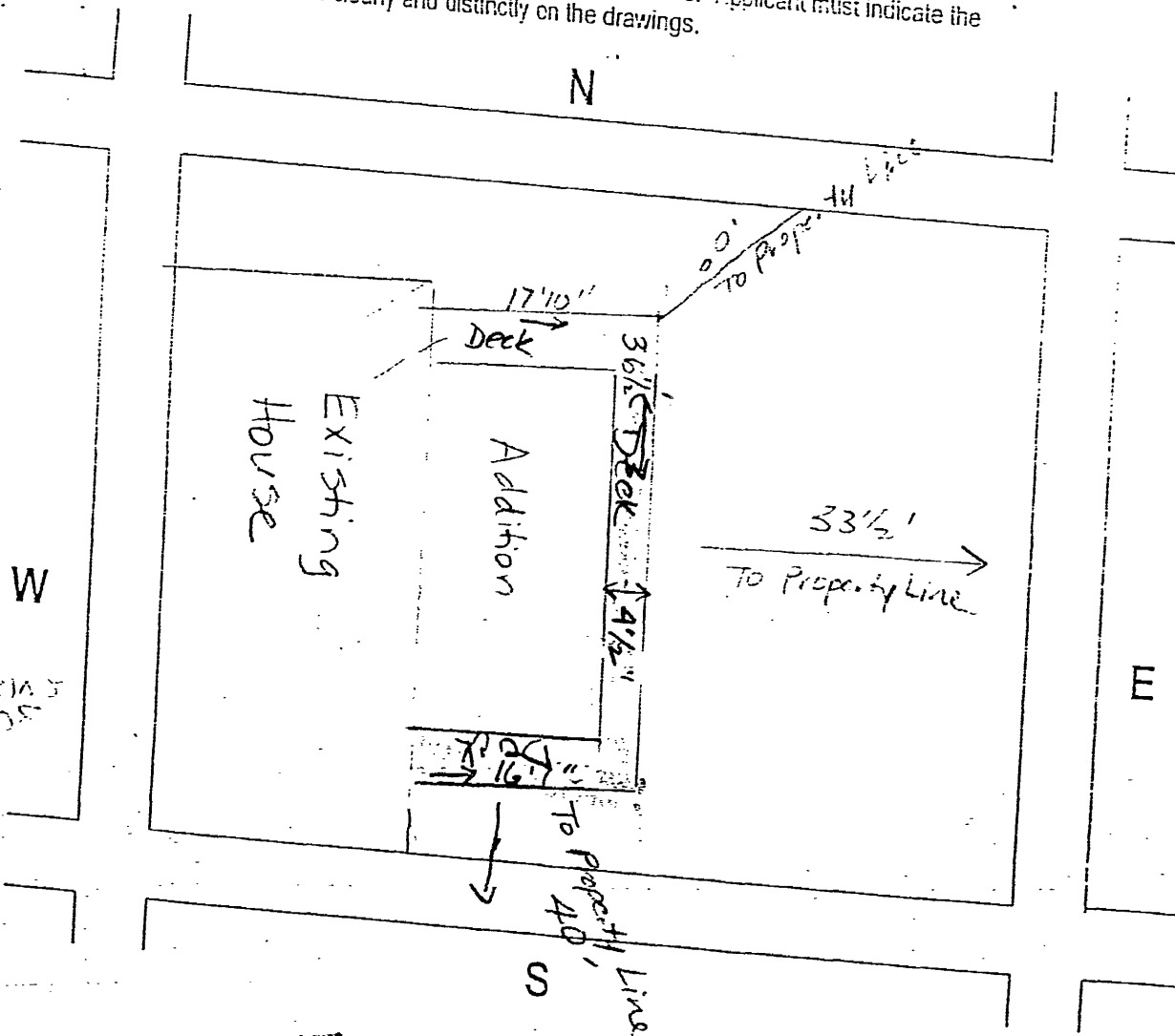
(Owner's Signature)

(Owner's Address)

PLOT PLAN



Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



PLANNED

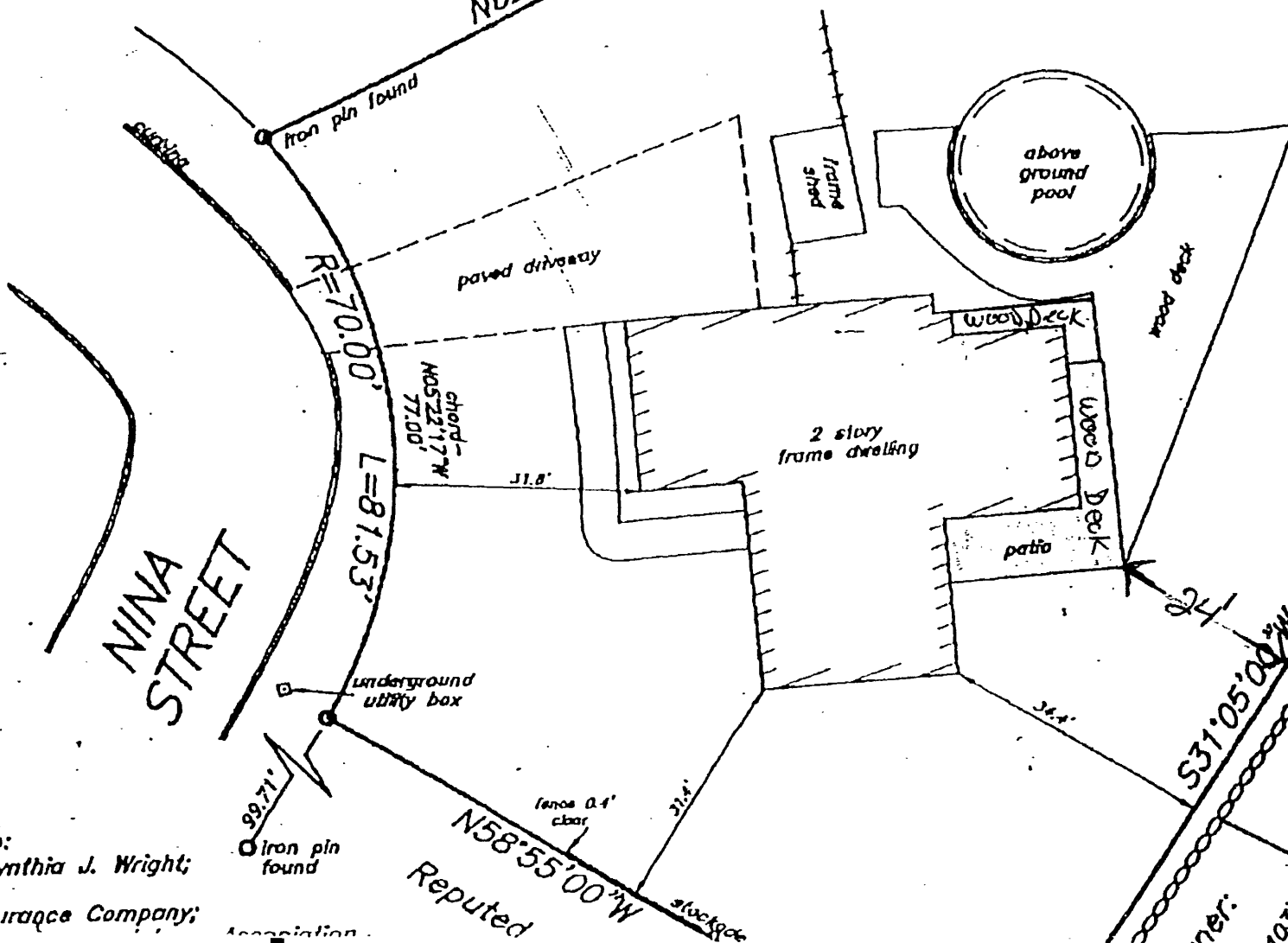
AREA= 18,711 S.F.  
= 0.430± acres

S.F.  
S  
Lot 28  
Owner: STILLER  
Reputed (dead fiber. 4986, page: 341)  
12E  
121<sup>th</sup>E

Reputed Owner: RECINE  
(dead libar: 4612, page: 65)  
S5111104E 80.00'

## NOTES

SUBJECT to agreement  
SUBJECT to 9  
up-to-date  
OFFSETS and  
construction

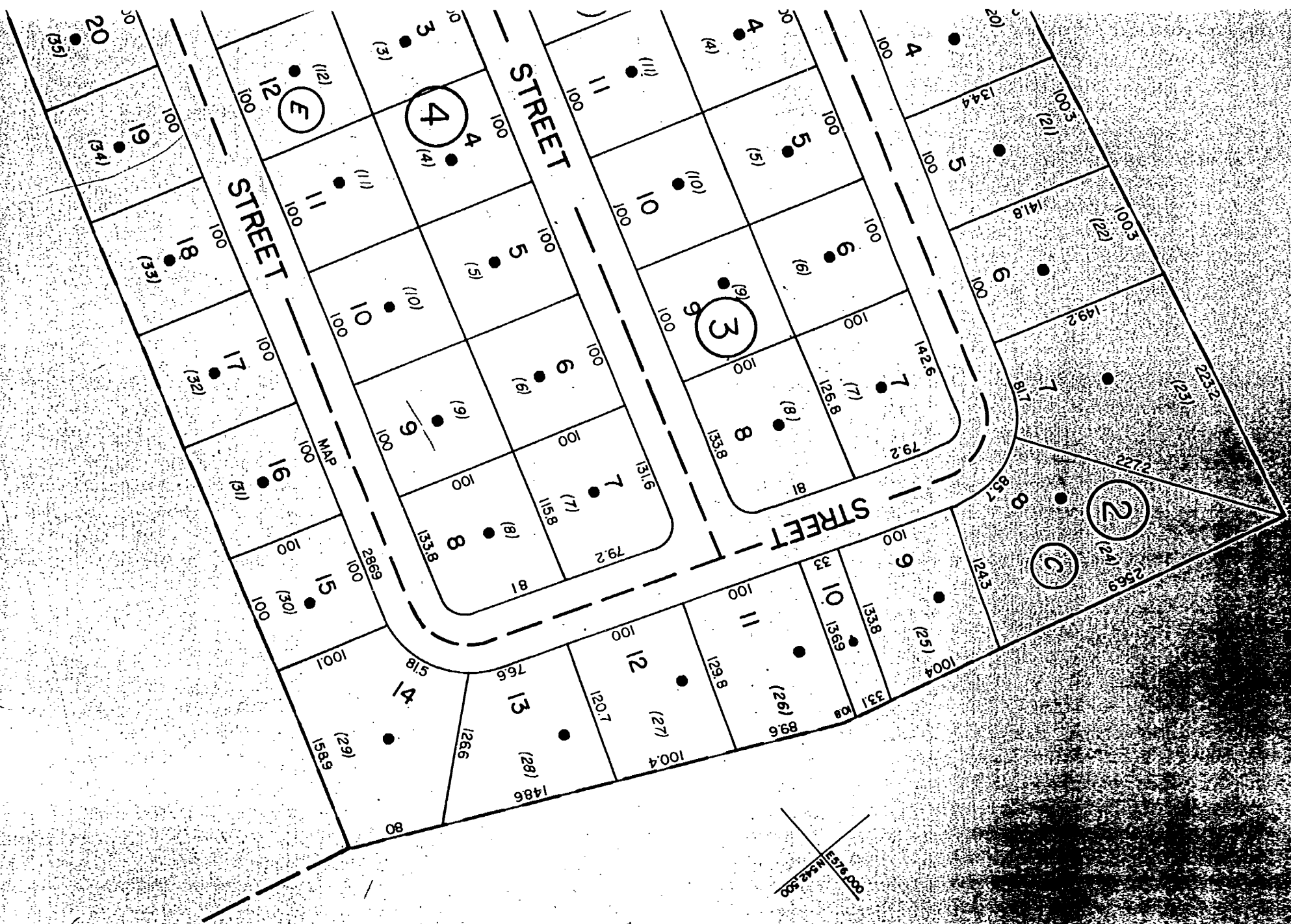


15  
stone wolf  
Reputed Owner: WOLFE  
(dead liber. 2036, page: 349)  
SL

Unsubstantiated  
map hearing  
violation of  
New York S

Survey  
W.R.  
Town of  
Orange Co

T<sub>1</sub>:  
ynthia J. Wright;  
iraque Company,



OFFICE OF THE BUILDING INSPECTOR  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

**COPY**

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (914) 563-4630 TO  
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: 8/11/00

APPLICANT: Gail Lehman  
340 Nina Street  
New Windsor, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE:

FOR : Building Permit # 712-2000

LOCATED AT: 340 Nina Street

ZONE: R-4 SEC/BLK/LOT: 73-2-14

DESCRIPTION OF EXISTING SITE: Existing one family

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Existing attached pool deck does not meet minimum 40ft rear yard set-back.

  
BUILDING INSPECTOR

PERMITTED

PROPOSED OR  
AVAILABLE:

VARIANCE  
REQUEST:

ZONE: 40ft     USE: 8-G

MIN. LOT AREA:

MIN LOT WIDTH:

REQ=D.. FRONT YD:

REQ=D. SIDE YD:

REQD. TOTAL SIDE YD:

REQ=D REAR YD:

24ft

16ft

REQ=D FRONTAGE:

MAX. BLDG. HT.:

FLOOR AREA RATIO:

MIN. LIVABLE AREA:

DEV. COVERAGE:

cc: Z.B.A., APPLICANT, FILE ,W/ ATTACHED MAP

COPIES

*around pool -*

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS  
**IMPORTANT**  
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake scheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy: Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
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12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:  
Building Permit #: *712 2000*

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS REQUIRED BEFORE PERMIT WILL BE ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises *Gail Lehman*

Address *340 Nha St. New Windsor* Phone *522 2590*

Mailing Address \_\_\_\_\_

Name of Architect \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Name of Contractor \_\_\_\_\_

Phone \_\_\_\_\_

State whether applicant is owner, lessee, agent, architect, engineer or builder \_\_\_\_\_

If applicant is a corporation, signature of duly authorized officer. \_\_\_\_\_

(Name and title of corporate officer)

1. On what street is property located? On the East side of Nina St.  
(N, S, E or W)  
and \_\_\_\_\_ feet from the intersection of \_\_\_\_\_

2. Zone or use district in which premises are situated \_\_\_\_\_ Is property a flood zone? Y \_\_\_\_\_ N \_\_\_\_\_

3. Tax Map Description: Section 73 Block 2 Lot 14

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy \_\_\_\_\_ b. Intended use and occupancy \_\_\_\_\_

5. Nature of work (check if applicable) New Bldg ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☐ Other ☒

6. Is this a corner lot? \_\_\_\_\_

7. Dimensions of entire new construction. Front \_\_\_\_\_ Rear \_\_\_\_\_ Depth \_\_\_\_\_ Height \_\_\_\_\_ No. of stories \_\_\_\_\_

8. If dwelling, number of dwelling units: \_\_\_\_\_ Number of dwelling units on each floor \_\_\_\_\_

Number of bedrooms \_\_\_\_\_ Baths \_\_\_\_\_ Toilets \_\_\_\_\_ Heating Plant: Gas \_\_\_\_\_ Oil \_\_\_\_\_

Electric/Hot Air \_\_\_\_\_ Hot Water \_\_\_\_\_ If Garage, number of cars \_\_\_\_\_

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use \_\_\_\_\_

10. Estimated cost \_\_\_\_\_

Fee

50.00

**PAID**

Existing Pool Deck

date \_\_\_\_\_

APPLICATION FOR BUILDING PERMIT  
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK  
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock  
Asst. Inspectors Frank Lisl & Louis Krychear  
New Windsor Town Hall  
555 Union Avenue  
New Windsor, New York 12553  
(914) 563-4618  
(914) 563-4693 FAX

Bldg Insp Examined \_\_\_\_\_  
Fire Insp Examined \_\_\_\_\_  
Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_  
Permit No. \_\_\_\_\_

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

(Signature of Applicant)

(Address of Applicant)

(Owner's Signature)

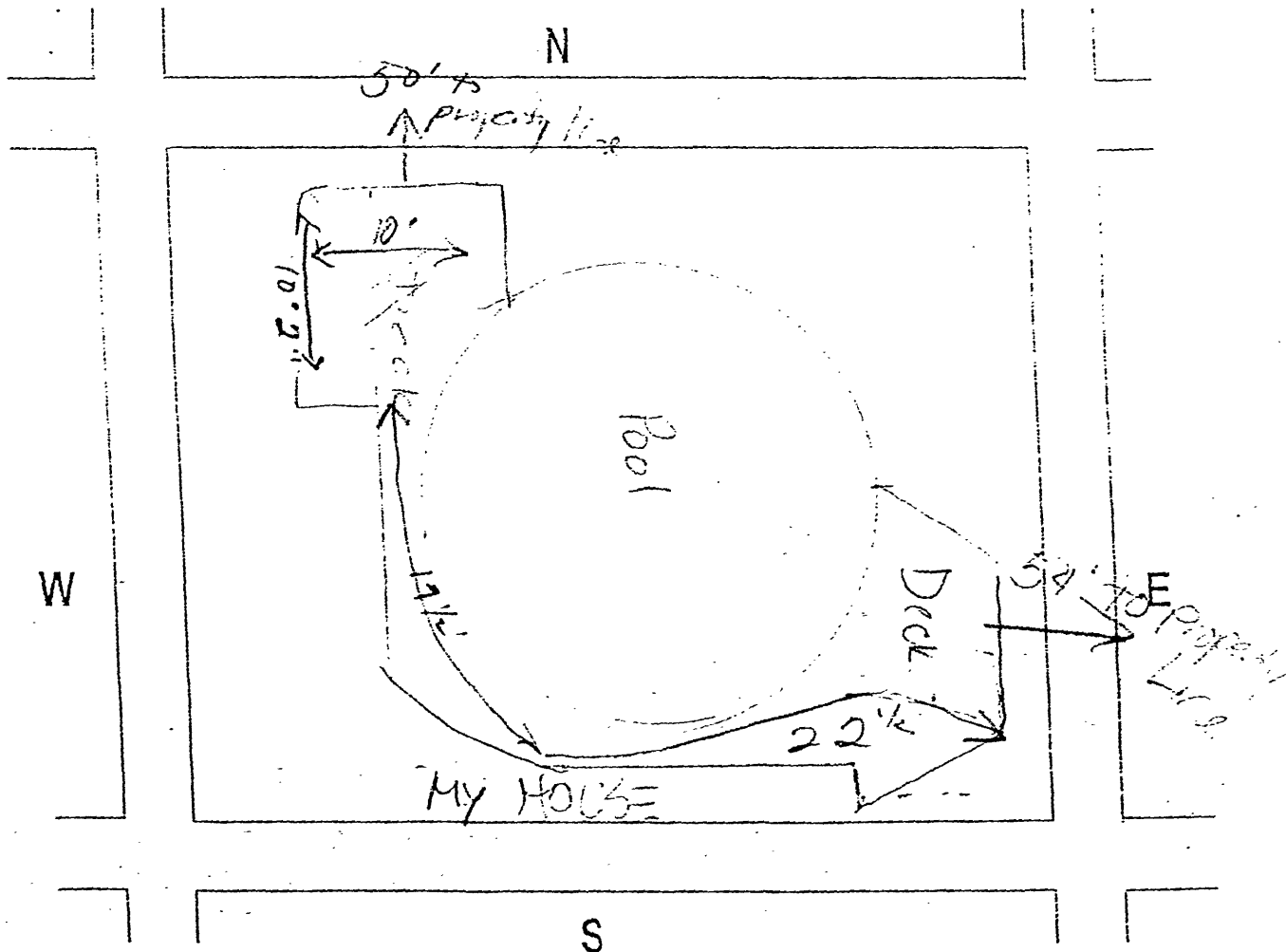
(Owner's Address)

PLOT PLAN

NOTE-



Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



**PAID**

OFFICE OF THE BUILDING INSPECTOR  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

*Prelims.*  
*8/14/00*  
*#00-42*  
**COPY**

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (914) 563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: June 22, 2000

APPLICANT: Gail Lehman  
340 Nina Street  
New Windsor, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE:

FOR : Existing Spa Room

LOCATED AT: 340 Nina Street

ZONE: R-4

DESCRIPTION OF EXISTING SITE: 73-2-14

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Existing 23'x16' addition does not meet minimum 40' rear yard set-back.

  
BUILDING INSPECTOR

PERMITTED 40'

PROPOSED OR  
AVAILABLE:

VARIANCE  
REQUEST:

ZONE: R-4 USE: G-8

MIN. LOT AREA:

MIN LOT WIDTH:

REQ=D.. FRONT YD:

REQ=D. SIDE YD:

REQD. TOTAL SIDE YD:

REQ=D REAR YD:

33'

7'

REQ=D FRONTAGE:

MAX. BLDG. HT.:

FLOOR AREA RATIO:

MIN. LIVABLE AREA:

DEV. COVERAGE:

cc: Z.B.A., APPLICANT, FILE W/ ATTACHED MAP

COPIES

100 Stony Brook Court  
Newburgh, NY 12550  
OFFICE: (914) 562-4800 EXT. 305  
E-MAIL: ELAINE@TOSI.NET

**ELAINE DeCROSTA**  
Licensed Real Estate Sales Person



ALLOW FIVE TO TEN DAYS TO PROCESS  
**IMPORTANT**  
FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake  
less an inspection report is left on the job indicating approval of one of these inspections it  
at that point in the work. Any disapproved work must be reinspected after correction.

**RECEIVED**

**JUN 19 2000**

**BUILDING DEPARTMENT**

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:  
Building Permit #: 554-2000

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS  
REQUIRED BEFORE PERMIT WILL BE ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises BAIL KETMAN

Address 340 NINA ST NEW WINDSOR NY Phone 5622590

Mailing Address SAME

Name of Architect \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Name of Contractor Billy Cox, builder Kenny Mariani, electrician

Address \_\_\_\_\_ Phone \_\_\_\_\_

State whether applicant is owner, lessee, agent, architect, engineer or builder \_\_\_\_\_

If applicant is a corporation, signature of duly authorized officer. \_\_\_\_\_

(Name and title of corporate officer)

1. On what street is property located? On the east side of Nina Street  
(N, S, E or W)  
and \_\_\_\_\_ feet from the intersection of \_\_\_\_\_
2. Zone or use district in which premises are situated \_\_\_\_\_ Is property a flood zone? Y \_\_\_\_\_ N \_\_\_\_\_
3. Tax Map Description: Section 73 Block 2 Lot 14
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.
- a. Existing use and occupancy \_\_\_\_\_ b. Intended use and occupancy \_\_\_\_\_
5. Nature of work (check if applicable) New Bldg ☐ Addition ☒ Alteration ☐ Repair ☐ Removal ☐ Demolition ☐ Other ☐
6. Is this a corner lot? No Existing Room - Spa
7. Dimensions of entire new construction. Front \_\_\_\_\_ Rear 23' Depth 16' Height \_\_\_\_\_ No. of stories 1
8. If dwelling, number of dwelling units: \_\_\_\_\_ Number of dwelling units on each floor \_\_\_\_\_
- Number of bedrooms \_\_\_\_\_ Baths \_\_\_\_\_ Toilets \_\_\_\_\_ Heating Plant: Gas \_\_\_\_\_ Oil \_\_\_\_\_
- Electric/Hot Air \_\_\_\_\_ Hot Water \_\_\_\_\_ If Garage, number of cars \_\_\_\_\_
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use \_\_\_\_\_

10. Estimated cost 12,000 - Fee \$50.00

**PAID**  
CK# 1274 Rec# 1068

10:32AM

APPLICATION FOR BUILDING PERMIT

TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK

Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock

Assistants: Frank Lisi & Louis Krychear

New Windsor Town Hall

555 Union Avenue

New Windsor, New York 12553

(914) 563-4618

(914) 563-4693 FAX

Bldg. Insp. Examined

Fire Insp. Examined

Approved

Disapproved

Permit No.

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

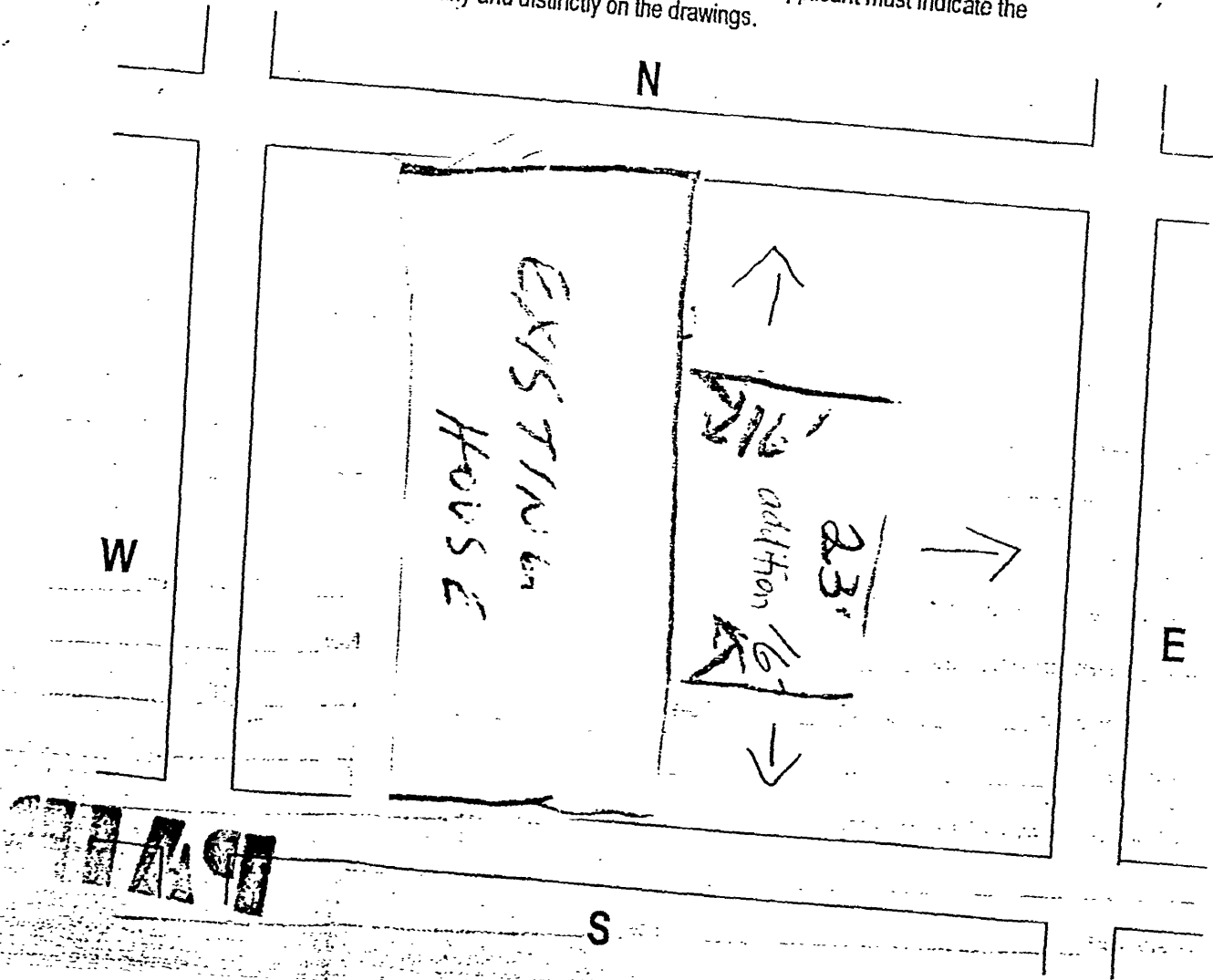
Gail Shuman 340 Nina St. New Windsor  
(Signature of Applicant) (Address of Applicant)

Gail Shuman 340 Nina St. New Windsor  
(Owner's Signature) (Owner's Address)

PLOT PLAN

NOTE:

Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



ZONING BOARD OF APPEALS:TOWN OF NEW WINDSOR  
COUNTY OF ORANGE:STATE OF NEW YORK

**In the Matter of the Application for Variance of**

Gail Lehman

**AFFIDAVIT OF  
SERVICE  
BY MAIL**

# 00-42.

STATE OF NEW YORK) )  
COUNTY OF ORANGE ) SS.:

**PATRICIA A. CORSETTI, being duly sworn, deposes and says:**

That I am not a party to the action, am over 18 years of age and reside at 7 Franklin Avenue, New Windsor, N. Y. 12553.

That on the 28th day of August, 2000, I compared the 60 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor regarding the above application for a variance and I find that the addresses are identical to the list received. I then caused the envelopes to be deposited in a U.S. Depository within the Town of New Windsor.

Patricia A. Corsetti

~~Notary Public~~

Sworn to before me this

\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Notary Public**



PUBLIC NOTICE OF HEARING  
ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 42

Request of Gail Lehman

for a VARIANCE of the Zoning Local Law to Permit:

1) 7 ft. for spa room    2) 16 ft. for pool deck  
3) 16 ft. for deck on house w/ insufficient rear yard;

being a VARIANCE of Section 48-12 - Table of Use/Bulk Regs. - G.

for property situated as follows:

340 Nina Street New Windsor

known and designated as tax map Section 73, Blk. 2 Lot 14

PUBLIC HEARING will take place on the 11<sup>th</sup> day of Sept., 2000, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 o'clock P.M.

James Nugent  
Chairman

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

# 00-42

Date: 08/28/00.

I. Applicant Information:

- (a) Gail Lehman 340 Nina St. N.W. 562-2590  
(Name, address and phone of Applicant) (Owner)
- (b) \_\_\_\_\_  
(Name address and phone of purchaser or lessee)
- (c) Todd Stall - 6 Jeanne Dr. P.O. Box 7229 Newburgh 566-8888  
(Name, address and phone of attorney)
- (d) \_\_\_\_\_  
(Name, address and phone of contractor/engineer/architect)

II. Application type:

- ( ) Use Variance ( ) Sign Variance
- ( ☒ ) Area Variance ( ) Interpretation

III. ☒ Property Information:

- (a) R-4 340 Nina St. 73-2-14 158 x 126 ±  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.?
- (c) Is a pending sale or lease subject to ZBA approval of this application? yes.
- (d) When was property purchased by present owner? 1979.
- (e) Has property been subdivided previously? no.
- (f) Has property been subject of variance previously? no.  
If so, when? \_\_\_\_\_.
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? \_\_\_\_\_.
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: shed with C.O.

IV. Use Variance. N/A

- (a) Use Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_, to allow:  
(Describe proposal) \_\_\_\_\_

(b) The legal standard for a "use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(c) Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application.

(d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes \_\_\_\_\_ No X.

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

✓ V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/Bulk Regs., Col. G.

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. <sup>Rear</sup> Side Yd.		
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage*		
Floor Area Ratio**		
Parking Area		

\* Residential Districts only

\*\* No-residential districts only

✓ (b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3)

whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance:

structures do not impact on any neighbors; are in  
backyard, which is private. Trees and Woods block  
view of all structures.

(You may attach additional paperwork if more space is needed)

VI. Sign Variance: N/A

(a) Variance requested from New Windsor Zoning Local Law,  
 Section \_\_\_\_\_, \_\_\_\_\_ Regs.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign ..	_____	_____	_____
Sign 3	_____	_____	_____
Sign	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or over size signs.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

\_\_\_\_\_

\_\_\_\_\_

VII. Interpretation: N/A

(a) Interpretation requested of New Windsor Zoning Local Law,  
 Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs.,  
 Col. \_\_\_\_\_.

(b) Describe in detail the proposal before the Board:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

✓ VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or

upgraded and that the intent and spirit of the New Windsor Zoning is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Property is well-cared for and maintained

IX. Attachments required:

- ☒ Copy of referral from Bldg./Zoning Insp. or Planning Bd.
- ☒ Copy of tax map showing adjacent properties.
- ☒ N/A Copy of contract of sale, lease or franchise agreement.
- ☒ Copy of deed and title policy.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☒ N/A Copy(ies) of sign(s) with dimensions and location.
- ☒ Two (2) checks, one in the amount of \$ 50.00 and the second check in the amount of \$ 300.00, each payable to the TOWN OF NEW WINDSOR.
- ☒ Photographs of existing premises from several angles.

X. Affidavit.

Date: 08/28/00

STATE OF NEW YORK )  
 ) SS.:  
COUNTY OF ORANGE )

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/or information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Paul Lehman  
(Applicant)

Sworn to before me this

28th day of August, 2001.

XI. ZBA Action:

(a) Public Hearing date: \_\_\_\_\_

PATRICIA A. CORSETTI  
Notary Public, State of New York  
No. 01BA4904434  
Qualified in Orange County  
Commission Expires August 31, 2 00.

(b) Variance: Granted (\_\_\_\_) Denied (\_\_\_\_)

(c) Restrictions or conditions: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NOTE: A FORMAL DECISION WILL FOLLOW UPON RECEIPT OF THE PUBLIC HEARING MINUTES WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS AT A LATER DATE.

(ZBA DISK#7-080991.AP)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 16<sup>th</sup> day of September, nineteen hundred and 36,  
 BETWEEN ARTHUR WEBER and GABRIELLA WEBER,  
 residing at 184 South Pasack Road, Spring Valley, Rockland County,  
 New York, 10977

party of the first part, and GAIL LEHMAN, residing at 340 Nina Street, New Windsor,  
 Orange County, New York 12550

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

TEN and 00/100-----dollars,

lawful money of the United States,

paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or  
 successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,  
 lying and being in the Town of New Windsor, County of Orange, State of New  
 York, being shown and designated as Lot #29, Block C as shown on a  
 certain map entitled "Woodwind" (formerly MacNary) Town of New Windsor,  
 Orange County, New York, dated February, 1972, revised April 18, 1972  
 and filed in Orange County Clerk's Office on September 26, 1972 as Map  
 #2869 (2 sheets).

Said premises being known as and by street number 340 Nina Street, New  
 Windsor, New York.

Subject to covenants, restrictions and easements of record.

BEING the same promises conveyed by Stephen Zawel and Madeline Zawel  
 to Steven Wirts and Mary Ann B. Wirts by deed dated May 31, 1978, and  
 recorded in the Orange County Clerk's Office on the 6th day of June,  
 1978, in Liber 2100 of Deeds at Page 735.

BEING the same premises conveyed by Steven Wirts and Mary Ann B. Wirts  
 to Arthur Weber and Gabriella Weber by deed dated March 20, 1979, and  
 recorded in the Orange County Clerk's Office on the 21st day of March,  
 1979, in Liber 2126 of Deeds at page 557.

REC-2575 PG 245

052771

73-2-14

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

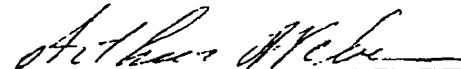
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

  
ARTHUR WEBER

  
GABRIELLA WEBER



STATE OF NEW YORK, COUNTY OF Rockland

On the 10<sup>th</sup> day of September 1988, before me personally came

ARTHUR WEBER

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

Paul Kaufman  
NOTARY PUBLIC

# 47360FI

expired 3/30/89

STATE OF NEW YORK, COUNTY OF

On the 10<sup>th</sup> day of September 1988, before me personally came Arthur Weber, being by me duly sworn, did depose and say that he resides at No. 145

that he is the of

the corporation described in and which executed the foregoing instrument; that he knows the real of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF Rockland

On the 10<sup>th</sup> day of September 1988, before me personally came

GABRIELLA WEBER

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

Paul Kaufman  
NOTARY PUBLIC

# 47360FI

expired 3/30/89

STATE OF NEW YORK, COUNTY OF

On the 10<sup>th</sup> day of September 1988, before me personally came Gabriella Weber, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. 145

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed  
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

ARTHUR WEBER and GABRIELLA WEBER

TO

GAIL LEHMAN

SECTION 73  
BLOCK 2  
LOT 14

~~XXXXXX~~ TOWN of New Windsor

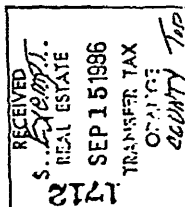
RETURN BY MAIL TO:

Peter H. Harp, Esq.  
Box 400  
New Paltz, N. Y. 12561

Zip No.

Remove this space for use of Recording Office.

LIBER 2575 PG 247



Orange County Clerk's Office  
Recorded on the 15<sup>th</sup> day  
of Sept. 1988 at 12:00  
o'clock P.M. in Liber 2575  
Sheet 145

and Examined.

Muriel S. McLean  
Clerk

RTH: Orange County  
Box 400 New Paltz, NY



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (914) 563-4631  
Fax: (914) 563-4693

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## Assessors Office

July 21, 2000

Gail Lehman  
340 Nina Street  
New Windsor, NY 12553

Re: 73-2-14

Dear Ms. Lehman,

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$75.00, minus your deposit of \$25.00.

Please remit the balance of \$50.00 to the Town Clerk's Office.

Sincerely,

Leslie Cook  
Sole Assessor

LC/lrd  
Attachments

CC: Pat Corsetti, ZBA

Robert & Margaret Mullins  
352 Nina Street  
New Windsor, NY 12553

Francis & Geraldine Nicolosi  
330 Nina Street  
New Windsor, NY 12553

Secretary of Veterans Affairs  
C/o Fayer & Greenberger  
175 Fulton Avenue  
Hempstead, NY 11550

Howard App  
350 Nina Street  
New Windsor, NY 12553

Thomas & Joanne Farrell  
328 Nina Street  
New Windsor, NY 12553

William Corcoran  
448 Philo Street  
New Windsor, NY 12553

John & Kathryn McCrossen  
348 Nina Street  
New Windsor, NY 12553

Michael & Sandra Muller Sr.  
351 Nina Street  
New Windsor, NY 12553

LG Enterprises of New Jersey Inc.  
108 Lauren Lane  
Lakehurst, NJ 08733

Isidoro & Rosaria Macchiarella  
346 Nina Street  
New Windsor, NY 12553

Richard & Marilene Baskind  
349 Nina Street  
New Windsor, NY 12553

Kevin & Leslie Hofving  
452 Philo Street  
New Windsor, NY 12553

Robert Lennon Jr.  
Stacey Hauptman  
344 Nina Street  
New Windsor, NY 12553

Fred & Annette Kaiser  
347 Nina Street  
New Windsor, NY 12553

Thomas Trinajstic  
454 Philo Street  
New Windsor, NY 12553

Jeanne Stiller  
342 Nina Street  
New Windsor, NY 12553

Patrick Murtagh  
Lisa Izzo  
345 Nina Street  
New Windsor, NY 12553

Richard & Laura Graziano  
456 Philo Street  
New Windsor, NY 12553

Mary & William Kostenblatt  
338 Nina Street  
New Windsor, NY 12553

Peter & Irene Malaszuk  
343 Nina Street  
New Windsor, NY 12553

Donald & Diana McKeon  
339 Nina Street  
New Windsor, NY 12553

Brendan & Susan De Milt  
336 Nina Street  
New Windsor, NY 12553

Joseph & Patricia Grimm Jr.  
437 Philo Street  
New Windsor, NY 12553

Ursula Roberts  
337 Nina Street  
New Windsor, NY 12553

Marilyn Mutinelli  
334 Nina Street  
New Windsor, NY 12553

Alfred & Maureen Cestari  
435 Philo Street  
New Windsor, NY 12553

Robert & Xiomara D'Agostino  
335 Nina Street  
New Windsor, NY 12553

Elliot & Vicki Cohen  
332 Nina Street  
New Windsor, NY 12553

Joseph & Elizabeth Como  
433 Philo Street  
New Windsor, NY 12553

Joseph Hafner  
Hyon Lemons  
333 Nina Street  
New Windsor, NY 12553

Laborer's Local 17 Training & Education  
Trust Fund  
305 B Little Britain Rd  
Newburgh, NY 12550

Marc David & Barbara Berger  
371 Byron Lane  
New Windsor, NY 12553

Joseph & Maria Ritosa  
323 Burroughs Lane  
New Windsor, NY 12553

Lucia & Anton Cech  
81 Steele Rd.  
New Windsor, NY 12553

Robert & BillieJo Harris  
369 Byron Lane  
New Windsor, NY 12553

Michael & Jane Lauria  
86 Keats Drive  
New Windsor, NY 12553

William Shumskis  
67 Steele Rd  
New Windsor, NY 12553

Richard & Lisa Spencer  
348 Shelly Road  
New Windsor, NY 12553

Anthony & Beverley Marchesani  
88 Keats Drive  
New Windsor, NY 12553

Janet Dellafiora  
71 Steele Rd  
New Windsor, NY 12553

Barbara McManus  
350 Shelly Road  
New Windsor, NY 12553

Gerald & Eva-Maria Wolfe  
97 Keats Drive  
New Windsor, NY 12553

Joyce & William Monahan Jr.  
75 Steele Rd  
New Windsor, NY 12553

Joseph & Celeste Cacciola  
352 Shelly Road  
New Windsor, NY 12553

Warren Schaefer  
Marion Knox  
95 Keats Drive  
New Windsor, NY 12553

Julianna & David Recine & Julia Bilello  
79 Steele Rd  
New Windsor, NY 12553

Inez Montilla  
354 Shelly Road  
New Windsor, NY 12553

Victor D'Esposito ETAL  
93 Keats Drive  
New Windsor, NY 12553

Richard Breakiron  
Anneke-Jans Bogardus  
331 Nina Street  
New Windsor, NY 12553

Ronald & Andrea Brophy Jr.  
94 Keats Drive  
New Windsor, NY 12553

Ben & Rena Eng  
91 Keats Drive  
New Windsor, NY 12553

Brain & Diane Picerno  
329 Nina Street  
New Windsor, NY 12553

Michael & Eileen Kelliher  
372 Byron Lane  
New Windsor, NY 12553

David & Debra Ann Patterson Jr.  
89 Keats Drive  
New Windsor, NY 12553

James & Helene Lennon  
375 Byron Lane  
New Windsor, NY 12553

Charlotte Diker  
370 Byron Lane  
New Windsor, NY 12553

Konstantinos & Margarita Ioannidis  
87 Keats Drive  
New Windsor, NY 12553

Edward & Kristin Domanico  
373 Byron Lane  
New Windsor, NY 12553

Gustavo Rosado  
368 Byron Lane  
New Windsor, NY 12553

David & Migdalia Ramos  
85 Keats Drive  
New Windsor, NY 12553